

## **EXHIBIT B - CONDITIONS OF APPROVAL**

### **Approved Development**

1. This approval authorizes the construction of two 2-story commercial retail/office buildings totaling 5,878 square feet in size combined. The following provides a breakdown of the approval:
  - a. Building A will be 4,245 square feet in size
  - b. Building B will be 1,633 square feet in size
  - c. A total of 12 shared peak-hour parking spaces shall be provide onsite, including one accessible parking space
  - d. Maximum height is 45 feet from average natural grade.
  - e. Future proposed signage shall comply with applicable sections of the sign ordinance and the Templeton Community Design Plan.

### **Conditions required to be completed at the time of application for construction permits or prior to issuance of a construction permit**

#### ***Site Development***

2. **At the time of application for construction permits** plans submitted shall show all development consistent with the approved site plan, floor plan, architectural elevations, fencing and landscape plan.
3. **At the time of application for construction permits** all plans and engineering shall be prepared by a California Licensed Architect of Record unless exempted by the Business and Professions Code.
4. The project is subject to a construction permit as well as the newly adopted 2013 California Codes.
5. **At the time of application for construction permits** the project will require a full soils report for the design of all building foundations at the time of construction permit application submittal.
6. The project is subject to the California State Title 24 accessibility / energy laws.
7. Whether or not a grading permit is required, the project shall conform to the "National Pollutant Discharge Elimination System" storm water.
8. A fire sprinkler system will be required.
9. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

#### **Access**

10. **At the time of application for construction permits**, public improvements plans shall be prepared in compliance with Section 22.54.030 (Curbs, Gutters and Sidewalks) of the Land Use Ordinance and San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the Department of Public Works. The plan/s is are to include, as applicable:
- a. Street plan and profile for widening Main Street and 4<sup>th</sup> Street to complete the project side of an A-2 urban street section fronting the project. All existing and proposed driveways shall be constructed in accordance with County Standard B-3 series drawings.
  - b. Pedestrian easements as necessary to contain all sidewalk, driveway and curb ramp improvements that extend beyond the existing right-of-way. Offers are to be recorded by separate document with the County Clerk upon review and approval by Public Works.
  - c. Drainage ditches, culverts, and other structures (if drainage calculations require).
  - d. Public utility plan, showing all existing utilities and installation of all new utilities to serve the site.
  - e. Tree removal/retention plan for trees to be removed and retained associated with the required public improvements. The plan shall be approved jointly with the Department of Planning and Building.
11. **At the time of application for construction permits**, the applicant shall enter into an agreement and post a deposit with the county for the cost of checking the improvement plans and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.
12. **Prior to occupancy or final inspection**, a Registered Civil Engineer must certify to the road widening improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.
13. **At the time of application for construction permits**, the applicant shall provide evidence to the Department of Planning and Building that onsite circulation and pavement structural sections have been designed and shall be constructed in conformance with Cal Fire standards and specifications back to the nearest public maintained roadway.

#### ***Grading***

14. **Prior to issuance of grading permit**, the applicant shall submit a drainage, sedimentation and erosion control plan prepared and signed by a Registered Civil Engineer. The plan shall meet the requirements of Land Use Ordinance (LUO) 22.05.034 and 22.05.082(a) and shall be approved by the Planning and Building Division in consultation with the Public Works Department. The plan shall be incorporated into the drainage protection and restoration plan.

#### ***Drainage***

15. **At the time of application for construction permits**, the applicant shall submit complete drainage plans for review and approval in accordance with Section 22.52.110 (Drainage) of the Land Use Ordinance.

16. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.
17. **At the time of application for construction permits**, the applicant shall demonstrate that the project construction plans are in conformance with their Stormwater Control Plan.
18. **At the time of application for construction permits**, the applicant shall submit a Stormwater Control Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Stormwater Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation plan. The applicant shall submit complete drainage calculations for review and approval.
19. **At the time of application for construction permits**, if necessary, the applicant shall submit a draft "Private Stormwater Conveyance Management and Maintenance System" exhibit for review and approval by the County.
20. **Prior to issuance of construction permits**, if necessary, the applicant shall record with the County Clerk the "Private Stormwater Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.

#### ***Air Quality***

21. The following measures shall be incorporated into the construction phase of the project and shown on all applicable plans **prior to issuance of construction permits**:
  - a. Reduce the amount of the disturbed area where possible;
  - b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible;
  - c. All dirt stock-pile areas should be sprayed daily as needed;
  - d. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
22. **Prior to commencement of construction activities**, the applicant shall notify the APCD, by letter, that the above air quality mitigation measures have been applied.

#### ***Fire Safety***

23. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by the Templeton Fire Department for this proposed project and dated April 7, 2014.

#### ***Services***

24. **At the time of application for construction permits**, the applicant shall provide a letter from Templeton Community Services District stating they are willing and able to service the property.

#### **Landscaping**

25. **At the time of application for construction permits**, the applicant shall submit a revised landscape plan to the Department of Planning and Building for review and approval. The revised plan shall incorporate the approved changes related to the implementation of the Storm Water Control Plan.

#### **Building Colors**

26. **Prior to issuance of construction permits**, the applicant shall submit a color and materials board for review and approval by the County Department of Planning and Building.

#### **Fees**

27. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school, public facilities, and road impact fees.

#### **Conditions to be completed during project construction**

##### ***Building Height***

28. The maximum height of the project is 45 feet from average natural grade.
- a. **Prior to any site disturbance**, a licensed surveyor or civil engineer shall stake the lot corners, building corners, and establish average natural grade and set a reference point (benchmark).
  - b. **Prior to approval of the foundation inspection**, the benchmark shall be inspected by a licensed surveyor prior to pouring footings or retaining walls, as an added precaution.
  - c. **Prior to approval of the roof nailing inspection**, the applicant shall provide the building inspector with documentation that gives the height reference, the allowable height and the actual height of the structure. This certification shall be prepared by a licensed surveyor or civil engineer.

#### **Conditions to be completed prior to occupancy or final building inspection /establishment of the use**

29. **Prior to final inspection**. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for before final building inspection. If bonded for, landscaping shall be installed within 60 days after final building. All landscaping shall be maintained in a viable condition in perpetuity.
30. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from Templeton Fire Department of all required fire/life safety measures.

31. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

**On-going conditions of approval (valid for the life of the project)**

32. **On-going condition of approval (valid for the life of the project)**, this land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
33. **On-going condition of approval (valid for the life of the project)**, all conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.

***Access***

34. **On-going condition of approval (valid for the life of the project)**, the property owner shall be responsible for operation and maintenance of public road frontage sidewalks, landscaping, street lighting, and pedestrian amenities in a viable condition and on a continuing basis into perpetuity or until specifically accepted for maintenance by a public agency.

***Fees***

35. **On-going condition of approval (valid for the life of the project)**, and in accordance with Title 13.01 of the County Code the applicant shall be responsible for paying to the Department of Public Works the Templeton Area A Road Improvement Fee for each future building permit in the amount prevailing at the time of payment.

***Drainage***

36. **On-going condition of approval (valid for the life of the project)**, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et seq.